

*City of San José*  
***Coyote Valley Specific Plan***

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**Summary of Community Meeting  
June 5, 2007  
Dr. Martin Luther King, Jr. Library**

**Technical Advisory Committee (TAC) Members Present**

Linda Spencer (Almaden Valley Community Association) and Tim Steele (Sobrato Development).

**City and Other Public Agencies Staff Present**

Matt Krupp (ESD), Matt Weber (ESD), Darryl Boyd (PBCE), Jared Hart (PBCE), Stefanie Hom (PBCE), and Regina Mancera (PBCE).

**Consultants Present**

Doug Dahlin (Dahlin Group), Jodi Starbird (David J. Powers & Associates), and Eileen Goodwin (APEX Strategies).

**Community Members Present** (Additional people were present; however, the names below only reflect individuals who identified themselves on the sign-up sheet.)

Brian Carr, Jeff Galiotto, Dorothy Hinze, Joel Kushins, Jack Nadeau, Sabine Nainar, Tony Pena, Lauren Profeit, Kiley Russell and Russ Satake.

**1. Welcome and Introductions**

Eileen Goodwin, with APEX Strategies, welcomed everyone to the meeting. A show of hands revealed there was a mix of people both familiar with and new to the plan.

**2. Agenda Review**

Eileen reviewed the meeting agenda, and indicated there would be opportunities for public comments at the end of the presentation. She explained that the green comment card is to

provide comments on the EIR, and those comments would be included in the EIR.

### **3. Overview of Coyote Valley Specific Plan DEIR**

Darryl Boyd, Principal Planner with the Department of Planning, Building and Code Enforcement, presented an overview of the Coyote Valley Specific Plan (CVSP) Draft Environmental Impact Report (EIR). He explained the purpose of an EIR, discussed the CVSP project description, gave a summary of the findings in the CVSP Draft EIR, and reviewed the next steps in the EIR process.

### **4. Community Comments and Questions about the CVSP Draft EIR**

The community provided the following questions and comments:

- Does the Draft EIR address the issue of local farmland reducing energy costs of transporting products? *Darryl indicated that that issue is not analyzed in the Draft EIR. The purpose of the Draft EIR is to assess significant environmental impacts of the CVSP development and to look at ways to provide mitigation.*
- Is there prime agricultural land located in north and mid-Coyote? *Yes. Agriculture is classified in more than one category.*
- Is there prime agricultural land located in the Greenbelt? *Jodi Starbird, with David J. Powers & Associates, indicated that page 103, section 4.1-3 of the Draft EIR indicates the different agricultural land classifications for north and mid-Coyote and the Greenbelt.*
- There is an energy benefit for having agriculture in the Greenbelt. *Darryl indicated that the purpose of the EIR is to analyze urban development in north and mid-Coyote.*
- Having local agriculture is important. If the project will result in the loss of prime agriculture land, then that is a big consideration.
- Concerned about the wildlife corridor. Does the EIR address that issue? *Yes, the EIR addresses the impacts to the existing wildlife corridor. There is not a lot of data about how much of the valley floor is being used for wildlife.*
- The EIR should consider how CVSP would affect existing development, especially in the case of a drought.
- Suggested Coyote Valley could be used as a large park.
- Would there be additional air pollution as a result of the project? *Yes.*
- The EIR should consider where garbage from Coyote Valley would go.
- Would like to see Coyote Valley remain undeveloped.
- Why are we developing Coyote Valley? *Darryl indicated that the City of San Jose's General Plan has reserved Coyote Valley for development since 1966.*
- Was there a study done on the amount of additional cars there would be? People would need to drive at the start of the Plan. There are already traffic delays at intersections now. Are there going to be more studies during build-out? *Darryl indicated that the EIR analyzed the existing traffic conditions on the roadways and included projects that have been approved, but have not yet been constructed. The Draft EIR takes into account what changes would*

*occur. The standard practice is to look at the number of trips during the peak AM and PM periods.*

- When the Level of Service (LOS) measures were changed, it actually made traffic worse. *Darryl indicated the LOS policies have not changed.*
- Would the project need to wait until there is traffic to build turn lanes? *Darryl indicated that mitigation measures would be required as development occurs. Each approved development would need to provide mitigation at that time.*
- Would the developer pay for mitigation? *Yes. The CVSP would be privately initiated and funded.*
- Staff indicated that the project would be “recommended” to the City Council in Fall 2007. What does “recommend” mean? *Darryl indicated the Coyote Valley Task Force would make a recommendation on the CVSP to the Planning Commission and subsequently to the City Council.*
- Would the City Council approve the project in its totality? *Darryl indicated it is unknown at this time. Staff is still in the process of doing analysis and cannot speak for the City Council.*
- The CVSP has already taken five years. Would it take another five years to get through the decision-making process? *Darryl indicated that the plan is to have the EIR and the CVSP go through the decision-making process by the end of the year. The length of the review process is dependent upon the amount of comments on the Draft EIR. Once the Plan is approved by the City Council, there would still be additional processes to go through.*
- Would developers pay for infrastructure costs? *Yes.*
- Is there a financing structure so that developers 25 years from now would be reimbursed? *Darryl indicated that would be analyzed in the financing and phasing strategy, which would be discussed in the next few months. There are some examples of financing mechanisms on the CVSP website, provided by Economic and Planning Systems (EPS).*
- Surprised to hear that there would be 20-story buildings in Coyote Valley.
- Would light rail be extended to Coyote Valley? *Cannot have a transit village without transit. Darryl indicated the CVSP envisions a free in-valley bus rapid transit system, and a new Caltrain station in Coyote Valley. The Santa Clara Valley Transportation Authority (VTA) has concluded that extending light rail into Coyote Valley is not economically feasible at this time. The Plan does not preclude light rail coming in the future.*
- Would there be approximately 80,000 people in Coyote Valley? *Yes, based on current projections.*
- Has the City ever taken a poll of existing City of San Jose residents to see if there is support for Coyote Valley? *No.*

## **5. Review of Next Steps in DEIR Process**

Darryl indicated the Draft EIR comment period commenced on March 30, 2007, and will end on June 29, 2007. The comment period has been extended from its original date, from 60 days to 90 days, per the request of the public. After comments have been received on the Draft EIR, they will start the plan refinement process and the financing strategy.

## **6. Adjourn**

Eileen thanked everyone for coming to the Community Meeting.

Eileen adjourned the meeting at approximately 3:30 p.m.

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